

Regular Meeting  
**Wednesday, April 6, 2022, 5:00 PM**  
**MINUTES**

This meeting will be conducted in a hybrid in-person and virtual format, in accordance with Government Code section 54953, subdivision (e) (Assembly Bill 361), Governor Newsom's March 4, 2020 State of Emergency due to the COVID-19 pandemic, and the Placer County Board of Supervisor's findings on February 22, 2022 (item 16.E.).

HDAT members and the public may attend the meeting IN PERSON:  
Community Development Resource Center, Cypress Room  
3091 County Center Drive, Auburn, CA 95603

**Placer County Housing Development Advisory Taskforce (HDAT) Members**

Seat 1 – Lynda J. Timbers, represents builders, infill development  
Seat 2 – Sue Thompson (Vice Chair), represents community foundations  
Seat 3 – Jackline Hoyt, represents residential brokers late  
Seat 4 – Tim Onderko (Chair), represents commercial brokers  
Seat 5 – Vacant, represents banking/mortgage lenders  
Seat 6 – Vacant, represents attorneys experienced in housing/land use  
Seat 7 – James E. Todd, Ph.D., represents student housing stakeholder  
Seat 8 – Jaime S. Knacke, represents at-large, housing advocate  
Seat 9 – Gary G. Mapa, represents at-large, realtor

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**Housing Development Advisory Taskforce Meeting Minutes, April 6, 2022**

This agenda and any attachments are available at: <https://www.placer.ca.gov/AgendaCenter#cat78>

1. **Call to Order** (Chair, Onderko) Time: 5:01 pm
2. **Flag Salute** (Vice Chair, Thompson)
3. **Roll Call** (HDAT Clerk, Lyons) Hoyt (in person), Knacke (virtual), Mapa (in person), Onderko (in person), Thompson (in person), Timbers (virtual), Todd (virtual)
4. **Public Comment - Opportunity for Public to Address the Advisory Taskforce on items not on this agenda.** Persons may address the Advisory Taskforce on items not on this agenda. Please limit comments to three (3) minutes per person. (Please see Public Comment instructions on previous page).  
Note: The Advisory Taskforce is not permitted to take any action on items addressed under Public Comment.

No public comment was received.

5. **Consent Items**
  - a. Approval of Minutes from February 2, 2022 meeting
  - b. Approval of April 6, 2022 Agenda

Motion to approve the consent agenda as presented by Mapa, seconded by Thompson, and passed unanimously by roll call vote.

## 6. Informational Items

- a. Status on Recruitment to fill Vacant Seats (Purvines)
  - i) Seat 5: representing banking and mortgage lenders; to fulfill the remainder of the three-year term ending 6/30/24
    - Paras Singh (applicant) introduced as member of the public
  - ii) Seat 6: attorney with housing/land use experience; to fulfill the remainder of the two-year term ending on 6/30/23
    - No applications have been submitted; recruitment will be continued until seat is filled
- b. Presentation by Brandon Dinon, Anton DevCo, Inc. – Model for an Affordable Housing Development
  - Presentation by Brandon Dinon - see PowerPoint in [handouts](#)
  - Chair Onderko requested Brandon's contact information – [bdinon@antondev.com](mailto:bdinon@antondev.com)
- c. Presentation on 2022 Housing Legislation (Robinson); Cal Housing Legislation Highlights
  - See PowerPoint in [handouts](#)
  - No public comment was received
- d. Final Marketing Booklet and Brochure (Robinson)
  - See [handouts](#)
- e. Housing Trust Placer Update (Heldridge/Cook)
  - Heldridge: HTP trying to buy parcel in Penryn; put in bid; 21 acres but 17 useable; up to 200 units could potentially be built; back portion of property would be market rate; front of property possibly seniors and mixed income; this is a high resource area; possible federal funds/grants; CalHFA might be a good funding source; get entitled and possibly work with Anton DevCo
  - Heldridge: looking at a property in North Auburn for possible senior housing
  - Heldridge: church property on PFE Road - waiting for new pastor
- f. HDAT Members Updates (if any)
  - Todd: SB 169 appropriated \$500M for low-income housing; must be shovel ready by September 2022; Sierra College is one of 8 so far selected; received award notice of \$80M for student housing with 354 beds; currently working with architects
  - Todd: Continues to work on shared housing options for students; working with Placer County Transit to get free transportation for students

## 7. Potential Affordable Housing Sites (refer to HDAT Opportunity Sites Under Review handout) – See [handouts](#) - Pages 49-50

- a. Working Group Report (Thompson, Mapa)
  - Mapa: met with County staff today regarding potential properties for SB9; County staff has identified 500 parcels for duplex/triplex/fourplex
  - Thompson: contacted builders exchange; will set up a meeting
  - No public comment was received
- b. Suggested sites from the Taskforce
  - No new sites suggested; Chair Onderko requested list of high resource areas and Housing Element RHNA Land Inventory to be sent to the Taskforce
  - No public comment was received
- c. Suggested sites from the Partners (HTP, PCF, North State BIA, PCAR)
  - Short: No suggested sites
- d. Suggested sites from County Staff
  - No suggested sites
- e. Other public entity sites (e.g., school districts, religious sites)
  - Thompson: suggested targeting school district sites that may be surplus; they hired an appraiser to appraise three sites; would require rezone

## 8. Action Items / Next Meeting

- Next Meeting: Wednesday, June 8, 2022; 5:00 pm
- Gridics presentation
- Appointment of new Chair & Vice Chair to take over at August meeting

## 9. Adjournment (Chair, Onderko) Time: 6:40 pm